



## Ground Floor Retail Premises in Stoke Road area of Guildford.

- Flexible Class "E" use.
- Busy through-road in central Guildford.
- Nearby retail premises and two public houses.
- Predominantly residential area with a high amount of local/regular footfall.
- 10-minute walk from the High Street and town centre.
- Ideal for a new or start-up business.
- Additional basement storage.



## Location

Located on the edge of Stoke Road, close to Stoke Park and Guildford High Street, the subject premises occupies a prominent position on the corner of Stoke Road and Queens Road. The surrounding area is a mix of retail, residential and several public houses, including The Stoke and The Kings Head.

## Description

The premises are formed of a ground floor Class "E" unit with double frontage (being a corner unit), which is capable of being occupied by a variety of users. Internally the shop is fitted out to a good standard with wood laminate floors, a small kitchen, and a small basement which can be used as storage. The premises are separated into four rooms including the retail area, rear retail room with its own door/entrance, and a further two rooms at the back of the premises also having the WC.

Externally, the property benefits from side access and an external bin/storage area. The unit will be available from 1st August.

## Accommodation

Name	sq ft	sq m	Availability
Ground	793	73.67	Available
Basement - Storage	376	34.93	Available
<b>Total</b>	<b>1,169</b>	<b>108.60</b>	

## Terms

New Lease

## Rent

£19,000 per annum

## Rates & Charges

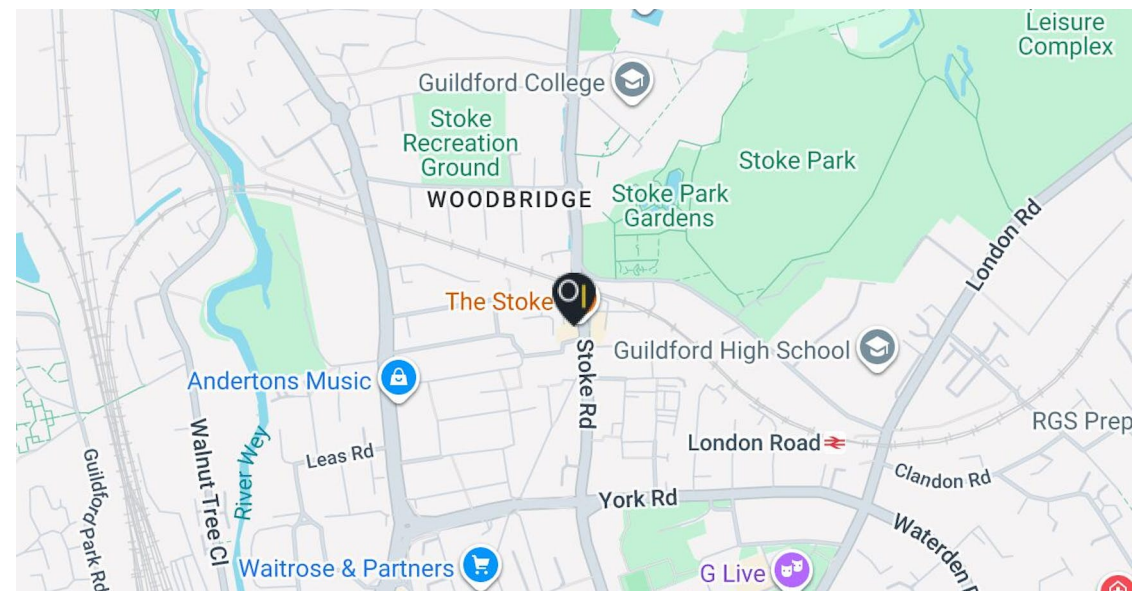
Rateable value: N/A

## EPC

C (64)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Kieran Morgan

T: 01483 300176  
M: 07904377405  
E: Kieran@owenisherwood.com

### Alex Bellion

T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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